PROCTORS
ESTATE AGENTS

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15 Hillside Avenue, Blackburn

£800 pcm

A modern town house situated in this sought after convenient locality close to local amenities including Royal Blackburn Hospital, local schools and shops, M65 and having easy access to the regions major road network. The accommodation has a spacious lounge, kitted kitchen, 3 bedrooms and a three piece shower room. It has gas central heating and PVC double glazing. Externally there is a long driveway to the front with parking for several cars and a long rear garden with shed.







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ENTRANCE HALL
Radiator

LOUNGE
19' 2" x 14' 10" (5.84m x 4.52m) PVC double glazed patio doors, PVC double glazed window, stone fire place, double radiator, cupboard under stairs

FITTED KITCHEN
9' x 7' 5" (2.74m x 2.26m) Wall and floor units including drawers, gas hob, PVC double glazed window, single drainer sink unit, gas fired central heating boiler unit

FIRST FLOOR LANDING
Loft access

BEDROOM 1
12' 11" x 9' (3.94m x 2.74m) Radiator, PVC double glazed window

BEDROOM 2
11' 10" x 9' (3.61m x 2.74m) Plus fitted wardrobes, radiator, PVC double glazed window, laminate floor

BEDROOM 3
Radiator, PVC double glazed window

THREE PIECE SHOWER ROOM
Walk in shower, wash basin, WC, radiator, PVC double glazed window, fully tiled walls, cylinder cupboard

OUTSIDE
Long rear garden with timber shed, driveway to front, parking for several cars

PLEASE NOTE
All properties are offered on a monthly rolling tenancy. We require 1 month's rent as deposit and 1 month's rent in advance. On application we will require one weeks holding fee, the landlord has 15 days to make a decision. If the tenancy does go ahead, the holding fee will be refunded or deducted from the first months rent. If the tenancy does not go ahead then the holding fee will be refunded within 7 days of the deadline being reached or the landlord backing out. A repayment will not be made if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days. We will require proof of ID and address for all applicants over the age of 18 that will occupying the property.











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